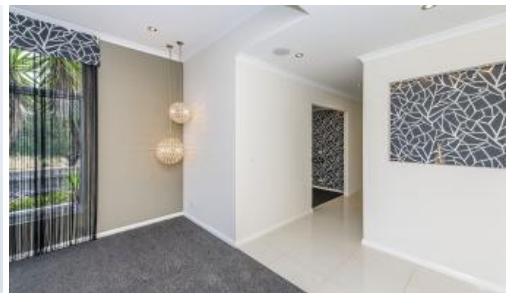


Leased



22 Newmarket Parade, Butler



## SHE IS STUNNING!

Moments from picturesque Eden Beach foreshore, this impressive abode occupies in family-friendly Butler. The beautifully presented home features considered design elements and contemporary finishes throughout.

Perfect for families who love to entertain - or be entertained - the enormous open-plan kitchen, living and dining area opens up to a large alfresco, surrounded by lush, manicured gardens and lawns. Inside, the purpose-built sunken theatre room boasts a recessed ceiling and provides the perfect space for family movie and games nights.

The kitchen's expansive breakfast bar is illuminated by subtle pendant lighting, and the striking metallic tiled splashback, stone benchtops, and sleek cabinetry add to its contemporary appeal. Stainless steel appliances include an under-bench electric oven and gas cooktop, and there are recesses for your dishwasher, fridge and microwave.

The three minor bedrooms have built-in robes, roller blinds and downlights, while the spacious master bedroom features a walk-in robe and an ensuite bathroom with twin vanities and a double shower. In the family bathroom, a bathtub provides a welcome reward after a hectic day. The home also features a well-equipped laundry and hallway linen closet to make organisation easy. The study located by the entrance provides a separate space for kids' homework, or a home office.

 4  2  2

**Price** \$600.00 Per Week  
**Property Type** Rental  
**Property ID** 27522

### Agent Details

Kristie-Lee Newnham - 08 9207 2088

### Office Details

Xceed Real Estate - Property Management  
Level 8, 3 Hasler Road Herdsman, WA, 6017 Australia  
08 9207 2088

**XCEED**   
**REAL ESTATE**

Moments from local schools, beaches, Trinity Village Shopping Centre and Butler Station, this beautiful home is low maintenance and move-in ready.

Features:

- 2012-built ex display home
- 475sqm corner block
- 188sqm internal living area
- Four bedrooms with built-in robes
- Two well-appointed bathrooms
- Bathtub in the family bathroom
- Internal security alarm
- Gas hot water system
- Ducted reverse cycle air conditioning
- Quality carpets and window treatments throughout
- Porcelain tiling
- Double remote garage
- Alfresco area under the main roof
- Landscaped gardens
- Poured aggregate driveway

A little about the location:

- Nearby bus stops along Marmion Ave and Hollington Blvd
- 500 to John Butler Primary College
- 550m to Wild Bean Café
- 800m to Halesworth Park
- 850m to Trinity Village Shopping Centre
- 1.2km to Butler Station
- 1.3km Eden Beach Lookout and Playspace
- 1.4km to Jindee Beach
- 1.7km to Alkimos Primary School
- 500m to Alkimos College
- 2.7km to Brighton Community Garden

**HOW TO BOOK AN INSPECTION FOR THIS PROPERTY**

If you would like to book an inspection for this property, then simply scroll down past the description and click the 'Book an Inspection Time' button and select from one of the available times. If no time is currently available, register your interest and you will be alerted when the next inspection time is scheduled Happy house-hunting!

**IMPORTANT INFORMATION:**

1. Every person attending a home open needs to register their details individually and separately - anyone over 18 not registered may be denied entry due to capacity and Covid Register compliance
2. If there is no home open time listed, register your interest and you will be alerted when a time is booked - please do not enquire requesting a viewing as you will not receive a response
3. Due to the sheer volume of enquiries, we receive in this market, we cannot accommodate private inspections so please ensure you or a representative for you attends the scheduled time booked

4. If you live outside of the Perth Metro area and physically cannot attend a viewing or have a representative attend for you, please email the leasing consultant direct to discuss.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*